



Loudoun County, Virginia
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



Memorandum

To: Stephen Gardner, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: April 13, 2009
Subject: Stone Ridge -- Commercial
ZMAP 2006-0011 & ZCPA 2006-0003



Thank you for the opportunity to review the above captioned application.

The Applicant has proffered a 3.376 acre parcel for public use (less than the endorsed Service Plan's requirement of 5 acres). Staff is concerned that the size of the parcel would not be enough to accommodate all the program requirements, and ensure adequate circulation and deployment of emergency vehicles.

The Department of Fire, Rescue and Emergency Management has no immediate plans to construct an additional fire station as it is not part of the current CIP or CNA documents. Currently fire-rescue services are being provided to the Dulles Planning Subarea by the Dulles South Public Safety Center FS19 and The Arcola-Pleasant Valley Volunteer Fire-Rescue Company FS9. In the future, the planning subarea will be served by a total of four stations as the Brambleton Public Safety Center FS26 is currently at the site plan stage of design and Kirkpatrick Farms FS27 opens in early 2014. The proffer site at Stone Ridge can be considered for a future station since it would benefit service delivery as it improves response times and alleviates some existing coverage voids.

Staff concurs with the referral submitted by the Office of Capital Construction/Proffer Matrix Group regarding the timing of conveyance, any additional site work that would be performed prior to conveyance, timing of utilities, site issues etc. Staff respectfully requests that the applicant revise the proffer statement to reflect the recommendations of the proffer matrix group regarding the before mentioned issues.

The Fire and Rescue Planning Staff is available to meet and/or provide the Applicant with additional information regarding our comments. If you have any questions or need additional information, please contact me at 703-777-0333.

C: Project file



**ARCOLA-PLEASANT VALLEY
VOLUNTEER FIRE DEPARTMENT**



April 14, 2009

Ms. Maria Taylor
Fire-Rescue Planner
Department of Fire, Rescue & Emergency Management
803 Sycolin Road
Suite 104; Mail Stop #61
Leesburg, VA 20175

Subject: Contribution/Proffer Comments on:
Stone Ridge Commercial
ZMAP 2006-0011 & ZCPA 2006-0003
Second Submission

Dear Ms. Taylor:

The subject application requests approval for rezoning to permit the additional construction of 2,400 square feet of non-residential floor area for commercial and retail purposes. The project is within the primary fire and rescue service delivery area of the Arcola-Pleasant Valley Volunteer Fire Department (APVVFD).

One of the main elements of this revised application is a commitment to dedicate the proposed PD-IP Land Bay to the County for use as a Fire/Rescue Station. The APVVFD is pleased to recognize the applicant for this contribution in our efforts to relocate our current station to better provide the Dulles South communities in delivering prompt fire/rescue services.

WE HEREBY REQUEST that our Department be afforded the opportunity to review and approve any revised documents related to fire and rescue contributions regarding this application. Should you have any further questions regarding our comments, please contact me at (703) 380-3378.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael V. Kalasanckas". The signature is fluid and cursive, with a long, sweeping underline.

Michael V. Kalasanckas, Staff Assistant and Proffer Coordinator

cc: Stephen Gardner, Project Manager, Dept. of Planning
APVVFD File

MVK/mvk